

## CHAPTER 26C SONOMA COUNTY ZONING REGULATIONS

Article VIII. AR CC Agriculture and Residential Coastal Combining District.

### **Sec. 26C-80 - Purpose.**

Purpose: to provide lands for raising crops and farm animals in areas designated primarily for rural residential use pursuant to Objective LU-6.5 and Policy LU-6d of the General Plan. (Ord. No. 5318 § 1, 2001.)

### **Sec. 26C-81. - Permitted uses, subject to site development and erosion control standards.**

The following uses are permitted except within a sensitive area, riparian corridor, critical habitat area, or unique feature designated in the general plan or coastal plan, in which case a use permit is required. Only those uses permitted in (a) and (b) are considered principal permitted uses. All clearing of vegetation, grading, excavation, fill or construction in association with these uses shall conform to the site development and erosion control standards.

- (a) Principal Uses: Agricultural cultivation may be allowed in subsections a. through c. above upon approval of a management plan which includes appropriate mitigations for potential erosion, bank stabilization, and biotic impacts. This plan may be approved by the Director of the Permit and Resource Management Department or by use permit pursuant to Section 26C-82(b)(2).
  - (1) The outdoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain, and similar food and fiber crops, including wholesale nurseries. Except as noted below agricultural cultivation shall not be permitted in the following areas:
    - a. Within one hundred feet (100') of the top of the bank in the "Russian River Riparian Corridor."
    - b. Within fifty feet (50') of the top of the bank in designated "flatland riparian corridors."
    - c. Within twenty-five (25') of the top of the bank in designated "upland riparian corridors."
  - (2) The indoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, provided that the greenhouse or similar structure for indoor growing is less than one thousand (1,000) square feet.
  - (3) On parcels of five (5) acres or less, the raising, feeding, maintaining and breeding of not more than one of the following per twenty thousand (20,000) square feet of area:

- a. Five (5) hogs or pigs;
  - b. One (1) horse, mule, cow, or steer;
  - c. Five (5) goats, sheep, or similar animals;
  - d. Fifty (50) chickens or similar fowl;
  - e. Fifty (50) ducks or geese or one hundred (100) rabbits or similar animals.
  - f. The above limitations may be modified by the Director of the Permit and Resource Management Department upon submittal of a proposal statement which describes the extent of the domestic farming use and which is signed by the owners of all property within three hundred feet (300') of the subject property. The Director of the Permit and Resource Management Department may require the applicant to obtain a use permit if the director determines that the project might be detrimental to surrounding uses.
  - g. 4-H and FFA animal husbandry projects are permitted without limitation of parcel size, provided that the parcel contains at least twenty thousand (20,000) square feet and provided further a letter of project authorization is first submitted by the project advisor. The Director of the Permit and Resource Management Department may require the applicant to obtain a use permit when the director determines that the project might be detrimental to surrounding uses.
- (4) On parcels exceeding five (5) acres; raising, feeding, maintaining and breeding of horses, cattle, sheep, goats, and similar animals.
  - (5) Incidental cleaning, grading, packing, polishing, sizing, or similar preparation of crops which are grown on site, but not including agricultural processing.
  - (6) Temporary or seasonal sales and promotion of agricultural products grown or processed on site (including sampling of non-alcoholic products processed onsite, tours, and educational visits, but not tasting rooms that sell or serve alcoholic beverages or consumption of alcoholic beverages by retail consumers or the public) and incidental storage, of crops which are grown on site;
  - (7) Temporary or seasonal sales and promotion of livestock which have been raised on site;
  - (8) Boarding, and training of a maximum of five (5) horses which are not owned by the occupant or owner of the property subject to issuance of a zoning permit but not including shows, lessons, clinics or similar related activities. Any such use on a parcel under a Williamson Act Contract must be consistent with Government

Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;

(9) Beekeeping.

(b) Residential Uses.

(1) Single-family detached dwelling units, in accordance with residential density shown in the general plan land use element or permitted by a B combining district, whichever is more restrictive. In the event that more than one such dwelling unit is placed on a single lot, the additional dwellings shall be clustered with the primary dwelling in order to minimize roads, drives, and utility extensions. The additional dwellings shall also be subject to design review approval. These unit(s) may be manufactured homes, but only one may be a manufactured home without a permanent foundation.

A manufactured home without a permanent foundation shall require prior approval of a zoning permit notice of which shall be posted at least ten (10) days prior to issuance, during which an appeal may be filed and processed pursuant to Section 26C-331. Issuance of the zoning permit shall be subject, at a minimum, to the following conditions:

- a. The manufactured home shall be at least twelve feet (12') in width except those that are owned and occupied on the effective date of the ordinance codified herein;
- b. The manufactured home shall be skirted; all skirting shall be of a type approved by the state of California;
- c. The manufactured home shall have one (1) patio awning with a minimum dimension of nine feet by twenty feet (9' by 20') and either a garage, carport or awning with a minimum dimension of ten feet by twenty feet (10' by 20') for covered parking;
- d. The manufactured home sites shall be landscaped; and
- e. The manufactured home shall be occupied by the owner of the property or a relative of the owner. The property owner must submit a written affidavit to the permit and resource management department, stating that said recreational vehicle and/or travel trailer will only be used to house persons solely employed on the site of a bona fide agricultural enterprise. The recreational vehicle or trailer shall be immediately removed from the site when it is no longer occupied by persons who are solely employed on the premises site.

(2) One (1) guest house per lot.

(3) Temporary farm worker camps consisting of up to four (4) self-contained recreational vehicles and/or travel trailers to house persons solely employed on the site for agricultural purposes for less than ninety (90) days, subject to the following:

The property owner must submit a written affidavit to the planning department, stating that the recreational vehicle and/or travel trailer will only be used to house persons solely employed on the site of a bona fide agricultural enterprise. The camp shall be subject to applicable septic regulations. The recreational vehicle or trailer shall be immediately removed from the site when it is no longer occupied by persons who are solely employed on the premises site;

(4) One (1) second dwelling unit per lot, pursuant to section 26C-325.1, provided that the water supply for the second dwelling unit is proposed to be located within a designated class 1 or 2 groundwater area. Second dwelling units may be established within designated class 3 water areas only where the domestic water source is located on the subject parcel, or a mutual water source is available; and groundwater yield is sufficient for the existing and proposed use, pursuant to section 7-12 of this code. Second dwelling units may be established within designated class 4 water areas only where a hydro-geologic report, as defined, certifies that the establishment and continuation of the second dwelling unit use will not have significant adverse impacts on local groundwater availability or yield. Approval of any such second dwelling unit is appealable to the coastal commission pursuant to public resources code section 30603. Second units are not allowed on land subject to a Williamson Act contract.

(c) Other uses:

(1) Home occupations. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;

(2) Small residential community care facility, except on land subject to a Williamson Act Contract;

(3) Occasional cultural events, provided that a written notice stating "The Sonoma County Permit and Resource Management Department will issue a zoning permit for a cultural event (state nature and duration) on this property if a written appeal is not received within ten (10) days from the date of this notice." is posted on the property at least ten (10) days prior to issuance of a zoning permit, and no appeal pursuant to Section 26C-331 has been received from any interested person, and provided that approval is secured from the following departments: sheriff, public health, fire services, building inspection and public works. In the event of an appeal, a hearing on the project shall be held pursuant to Section 26C-331. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;

- (4) Small family day care. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;
- (5) Accessory buildings and uses appurtenant to the operation of the permitted uses. Accessory buildings may be constructed on vacant parcels of two acres or more in advance of a primary permitted use. On vacant parcels less than two (2) acres, accessory buildings may only be constructed if less than one hundred twenty (120) square feet or as incidental to an existing agricultural use. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;
- (6) Large family day care provided that the applicant shall meet all performance standards listed in Section 26C-325.3, except on land subject to a Williamson Act contract;
- (7) Pet fancier facilities, provided that a pet fancier license is obtained from the division of animal regulation and renewed annually. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local local rules and regulations.
- (8) Craft sales and garage sales not exceeding two (2) sales days per calendar year provided that prior notification is given to the California Highway Patrol and that adequate off street parking is provided.
- (9) Attached commercial telecommunication facilities which meet the applicable criteria set forth in Section 26C-325.7.
- (10) Minor free-standing commercial telecommunication facilities, subject to the applicable criteria set forth in Section 26C-325.7 and subject to approval of a zoning permit, including environmental review, for which notice, including a site plan and one (1) elevation with dimensions for such facility, is mailed to adjacent property owners and posted on the subject property at least ten (10) days prior to issuance of the permit and provided that no appeal pursuant to Article 47 has been received from any interested person. In the event of an appeal, a hearing on the project shall be held pursuant to the above article. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;
- (11) Noncommercial telecommunication facilities eighty feet (80') or less in height subject to the applicable criteria set forth in Section 26C-325.7. Facilities between forty feet (40') and eighty feet (80') in height are subject to approval of a ministerial zoning permit for which notice is mailed to adjacent property owners and posted on the subject property at least ten (10) days prior to issuance of the permit and provided that no

appeal pursuant to Article 47 has been received from any interested person. In the event of an appeal, a hearing on the project shall be held pursuant to the above article.

(12) Small wind energy systems, subject to the applicable criteria set forth in Section 26C-325.8. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;

- (d) Minor timberland conversions subject to compliance with the requirements of Section 26C-327.
- (e) Other nonresidential uses which in the opinion of the Director of the Permit and Resource Management Department are of a similar and compatible nature to those uses described in Section 26C-81.

(Ord. No. 5436 § 2(n), 2003; Ord. No. 5429 § 3(a), 2003; Ord. No. 5362 § 2(g), 2002; Ord. No. 5343 § 4, 2002; Ord. No. 5318 § 1, 2001.)

**Sec. 26C-82. - Uses requiring a use permit.**

- (a) Sensitive area uses:

(1) Permitted uses listed in Section 26C-81, when located within a sensitive area, riparian corridor, critical habitat area, or unique feature designated in the general plan or coastal plan.

(2) Any clearing of vegetation, grading, excavation, fill or construction when located within a sensitive area, riparian corridor, critical habitat area, or unique feature designated in the general plan or coastal plan.

- (b) Resource management uses:

(1) The raising, feeding, maintaining, and breeding of poultry, fowl, rabbits, fur-bearing animals, or animals such as veal calves, pigs, hogs, and the like, which are continuously confined in and around barns, corrals and similar areas for other than domestic purposes. Incidental processing of such animals which are raised on site. This subsection shall not be interpreted so as to require a use permit for animals allowed by Sections 26C-20a.

(2) Agricultural cultivation in the following areas, for which a management plan has not been approved by the Director of the Permit and Resource Management Department pursuant to Section 26C-81(a)(1):

- a. Within one hundred feet (100') of the top of the bank in the "Russian River Riparian Corridor."

- b. Within fifty feet (50') of the top of the bank in designated "flatland riparian corridors."
  - c. Within twenty-five feet (25') of the top of the bank in designated "upland riparian corridors."
- (3) Indoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain, and similar food and fiber crops in greenhouses or similar structures of one thousand (1,000) square feet or more.
  - (4) Commercial mushroom farming.
  - (5) Exploration and development of low temperature geothermal resources for other than power development purposes provided that at a minimum it is compatible with surrounding land uses. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;

(c) Other uses:

- (1) One bed and breakfast inn, of five (5) or fewer rooms per definition, subject to design review Article XXIX, or landmarks commission Article XXIV 24. No restaurant is permitted, food service is limited to breakfast served to inn guests only, and all public health requirements must be met. No accessory structures shall be used for rental occupancy. A bed and breakfast inn shall have an owner and/or operator in residence within the structure. Nonamplified music, lawn parties, weddings or similar outdoor activities may be allowed where specifically included in the use permit. A bed and breakfast inn is ancillary to the agricultural use. Before a use permit is granted, a finding must be made and conditioning must insure that the bed and breakfast use is not detrimental to surrounding agricultural operations.
- (2) Noncommercial clubs and lodges. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;
- (3) Golf courses and driving ranges (only if located in Bodega Bay or Valley Ford), but not including miniature golf courses. Such a use is not allowed on land subject to a Williamson Act contract.
- (4) Home occupations with one (1) nonresident employee, but which otherwise meet the definition of home occupation in Section 26C-12. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;

- (5) Public schools; private nursery, primary and secondary schools; places of religious worship; and places of public or community assembly, all subject, at a minimum, to the criteria of general plan Policy LU-6e, except on land subject to a Williamson Act Contract;
- (6) Cemeteries, mausoleums, columbariums, and crematoriums, except on land subject to a Williamson Act Contract;
- (7) Minor public utility buildings and public service or utility uses (transmission, distribution lines and telecommunications facilities excepted) including, but not limited to, reservoirs, storage tanks, pumping stations, telephone exchanges, small power and transformer stations. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;
- (8) Fire and police stations and training centers, service yards, and parking lots which, at a minimum, meet the criteria of General Plan Policy PF-2s and which are not otherwise exempt by state law. Such facilities are not permitted on land subject to a Williamson Act Contract;
- (9) Large residential community care facility, except on land subject to a Williamson Act Contract;
- (10) Commercial aquaculture.
- (11) Guest ranches, country inns, which are not located within designated village commercial areas in the coastal plan nor on land subject to a Williamson Act contract and further provided that any use permit granted to an operator of a guest ranch/inn to serve food to other than overnight guests is subject to the following limitations:
  - a. Dining for other than overnight guests may be allowed only in conjunction with a guest ranch/inn with a minimum of six (6) overnight guest rooms.
  - b. The number of overnight rooms plus the number of outside dining patrons cannot exceed thirty (30).
  - c. The number of outside dining guests allowed will be determined at the time of use permit consideration based on the formula list in subsection 2 above. Guest ranch/inn proprietors may serve one (1) meal only per day to the established allowable number of outside patrons. Such dining arrangements must be made by reservation only.
  - d. Dining for other than overnight guests may be allowed only in conjunction with guest ranches/inns located east of Highway 1.
  - e. Advertising of dining facilities to serve patrons other than overnight guests at

guest ranches/inns shall be prohibited. f. Approved on-site signs for guest ranches/inns may include no reference to dining facilities.

- g. Nonamplified music, lawn parties, weddings, or similar outdoor activities may be allowed where specifically included in the use permit.
- (12) Day care center, except on land subject to a Williamson Act Contract;
  - (13) Craft sales and garage sales involving three (3) or four (4) sales days per year.
  - (14) Retail nurseries involving crops/plants which are not grown on the site. Such facilities are not permitted on land subject to a Williamson Act Contract;
  - (15) Veterinary clinics for farm animals but not for companion and exotic animals. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;
  - (16) Commercial stables not permitted under Section 26C-81(a)(8), riding academies, equestrian riding clubs. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;
  - (17) Game preserves and refuges and hunting clubs. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;
  - (18) Intermediate and major free-standing commercial telecommunication facilities subject at a minimum to the applicable criteria set forth in Section 26C-325.7. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et seq. (the Williamson Act) and local rules, regulations and ordinances adopted thereunder;
  - (19) Noncommercial Telecommunication Facilities greater than eighty feet (80') in height subject at a minimum to the applicable criteria set forth in Section 26C-325.7.
  - (20) Processing of agricultural products grown or produced on site, and bottling, canning, or storage of agricultural products grown and processed on site, consistent with the criteria of General Plan Policies AR-5c and AR-5g, and subject to the following conditions:
    - (1) The combined square footage of all buildings in which the processing or storage occurs shall not exceed 2,500 square feet on parcels of five acres or less in size, and shall not exceed 5,000 square feet on parcels greater than five acres in size;

- (2) Importation of agricultural products from offsite sources within the county shall not exceed an amount equal to 30 percent of the average onsite agricultural production. This limitation shall not apply during periods of catastrophic crop or animal loss caused by extreme weather, pestilence, or similar conditions.
- (21) Non-commercial composting when the source materials are obtained primarily onsite and the product is used to amend soils onsite or on adjacent parcels owned or operated by same property owner.
- (22) Agricultural farmstays, subject to the standards set forth in Section 26C-325.9. Any such use on a parcel under a Williamson Act Contract must be consistent with Government Code Section 51200 et eq.(the Williamson Act) and local rules and regulations.

**Sec. 26C-83. - Permitted residential density and development criteria.**

The use of land and structures within this district is subject to this article, the applicable regulations of this ordinance, and the provisions of any district which is combined herewith.

Policies and criteria of the general plan and the coastal plan shall supersede the standards herein. Development shall comply with coastal plan standards.

- (a) Residential density shall be between one (1) and twenty (20) acres per dwelling unit as shown in the general plan land use element or as permitted by a B combining district, whichever is more restrictive.
- (b) Minimum lot size shall be 1.5 acres unless public water serves the lot, in which case the minimum shall be one (1) acre. In such cases where lots are clustered, a protective easement shall be applied to the remaining large parcels which indicates that density has been transferred to the clustered area. The minimum size for parcels subject to a Williamson Act Contract shall conform to General Plan Policy AR-8c.
- (c) Height limits: Height for all structures is measured as the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof. An increase in height for structures east of Highway 1 up to a maximum of thirty-five feet (35') may be considered if the appropriate review body finds that the structure is no higher than twenty-four feet (24') above the corridor route grade directly across from the building site, will not block coast views from the corridor route or neighboring properties and is compatible with community character. Where these requirements conflict with the height, site, and bulk criteria in Appendix B

(Bane Bill) of the coastal plan, for those properties listed, the requirements of Appendix B shall be followed. Expansions of such structures which do not comply with the revised height restrictions shall comply with the new definition of height measurement as stated above, except that the expansion, up to ten percent (10%) of floor area and not to exceed four hundred (400) square feet, shall be allowed, provided that the height does not exceed the height of the structure prior to the expansion, or the building height allowed by this chapter, whichever is greater.

- (1) West of Highway 1: Residential height limits are sixteen feet (16'). Commercial height limits are twenty-four feet (24').
- (2) Bodega Bay Core Area residential: Sixteen feet (16') height limit except that in major developments up to fifteen percent (15%) of the units may exceed the height limit.
- (3) East of Highway 1 in the Sereno Del Mar Subdivision: Residential height limits are sixteen feet (16'). The Sereno Del Mar Architectural Review Committee may grant a higher structure to a maximum of twenty-four feet (24') in accordance with subsection (7) below.
- (4) East of Highway 1 and visible from designated scenic roads: Residential and commercial height limits are twenty-four feet (24').
- (5) East of Highway 1 and are not visible from designated scenic roads: Thirty-five feet (35').
- (6) Agricultural structures: Thirty-five feet (35'), however, structures shall not obstruct views of the shoreline from coastal roads, vista points, recreation areas, and beaches; and structures shall be sited to minimize visual impacts.
- (7) Maximum height for telecommunication facilities is subject to the provisions of this article and Section 26C-325.7.
- (8) An increase in height for residential structures west of Highway 1, up to a maximum of twenty-four feet (24'), may be approved if the appropriate review body finds that the structure is no higher than sixteen feet (16') above the corridor route grade directly across from the building site, will not block coast views from the corridor route or neighboring properties and is compatible with community character.
- (9) A legal single family dwelling or appurtenant structures for which a building permit was issued after December 1, 1980, shall be considered to be conforming with regard to the height measurement. Repair and remodeling of such structures shall be allowed provided that the height does not exceed the height of the structure prior to the remodel or repair, or the building height allowed by this chapter, whichever is greater.

(d) Minimum lot width: The minimum average lot width within each lot is eighty feet (80').

(e) Maximum lot coverage:

- (1) On parcels of two acres in size or less: twenty percent (20%);
- (2) On parcels greater than two acres up to and including five acres in size: 18,000 SF or fifteen percent (15%), whichever is greater;
- (3) On parcels greater than five acres up to and including 20 acres in size: 30,000 SF or ten percent (10%), whichever is greater; and
- (4) On parcels greater than 20 acres in size: 85,000 SF or five percent (5%), whichever is greater.

Exceptions may be allowed by the Planning Director for commercial greenhouses, large animal operations, and buildings required for the farm operation to meet water quality or other environmental protection regulations.

(f) Yard requirements:

- (1) Front yard: Thirty feet (30') except that in no case shall the setback be less than fifty-five feet (55') from the centerline of any public road, street or highway.
- (2) Side yard: Minimum ten feet (10').
- (3) Rear yard: Twenty feet (20').
- (4) Watering troughs, feed troughs, accessory buildings used for the housing or maintenance of farm animals, and accessory buildings and runs used for the housing or maintenance of kennel animals shall be located at least fifty feet (50') from the front property line, twenty feet (20') from any side or rear property line, and thirty feet (30') from any dwelling on the adjacent property.
- (5) No garage or carport opening facing the street shall be located less than twenty feet (20') from any exterior property line, except that where twenty-five percent (25%) or more of the lots on any one block or portion thereof in the same zoning district have been improved with garages or carports, the required front yard may be reduced to a depth equal to the average of the front yards of the such garages or carports. However, in no case shall the front yards be reduced to less than ten feet. Further the planning Director of the Permit and Resource Management Department may require a use permit if the reduction might result in a traffic hazard.

- (6) Cornices, eaves, canopies, bay windows, fireplaces, other cantilevered portions of structures, and similar architectural features may extend two feet (2') into any required yard. The maximum length of the projections shall not occupy more than one-third of the total length of the wall on which it is located. Uncovered porches, fire escapes, or landing places may extend six feet (6') into any required front or rear yard and three feet (3') into any required side yard.
  - (7) Where twenty-five percent (25%) or more of the lots on any one block or portion thereof in the same zoning district have been improved with buildings, the required front yard may be reduced to a depth equal to the average of the front yards of the improved lots, subject to the limitations of Section 26C-83(f)(5).
  - (8) Accessory building(s) may be constructed within the required yards on the rear half of the lot, provided that such building(s) shall not occupy more than thirty percent (30%) of the width of any rear yard. Such accessory buildings shall not be located closer than ten feet (10') to the main buildings on the adjacent lots. Notwithstanding the foregoing, swimming pools may occupy more than thirty percent (30%) of the width of any rear yard. A minimum of three feet (3') shall be maintained between the wall of a pool and the rear and side property lines, and accessory equipment (pump, filters, etc., shall be exempt from setback restrictions). Additional setbacks may be required under the California Uniform Building Code.
  - (9) Additional setbacks may be required within sensitive areas, riparian corridors, scenic corridors, critical habitat areas and unique feature areas as designated in the general plan or coastal plan.
- (g) Parking:
- (1) On-site parking shall be provided for a minimum of two (2) vehicles for each dwelling unit.
  - (2) On-site parking shall be screened from view from public roadways by natural vegetation, landscaping, natural topography, fencing or structures.
  - (3) On-site parking shall not block emergency vehicle access ways or turnarounds.
- (h) Environmental and hazards requirements.
- (1) Environmental protection and hazards recommendations contained in the coastal plan, chapter 3, and land use recommendations 20 and 21, chapter 7, shall be applied to development projects within or affecting identified "potentially sensitive," "conservation," "sanctuary preservation," and "geologically unstable" areas on open space and hazards maps.

- (2) All development shall be subject to site development and erosion control standards. These standards are to be used as the minimum standards for development in the coastal zone. Where both these standards and the policies of the coastal plan apply to a development, the policies of the coastal plan shall take precedence over these standards. Where the policies and standards of the general plan are more restrictive than those of the coastal plan or any of the standards below, the general plan standards and policies shall apply. Development shall comply with coastal plan policies.
  - (3) No development or grading shall occur on slopes greater than thirty percent (30%), unless no feasible alternate site is available.
- (i) Access dedication.
- (1) Each permit must conform to Chapter V access provisions of the coastal plan. An offer of dedication is required if an access way is shown on the property in the access plan. Consult Chapter V in the coastal plan for a description of each access way and procedural requirements for dedication. In addition, existing prescriptive rights must be protected even if no access way is shown in the access plan.
  - (2) Two types of access may be required: Lateral and/or vertical.
    - a. Lateral access refers to access paralleling the water's edge, either on the beach or the bluff. For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory, unless the project has no direct or cumulative impact on the availability of public access to the coast. When there is a bluff, beach access to the toe of the bluff should be dedicated. If not, a twenty-five feet (25') wide access way should be dedicated. If a bluff top trail is shown in the access plan, a bluff top easement dedication shall be required to be described as an area beginning at the bluff edge extending approximately twenty-five feet (25') inland. In no case shall the dedicated easement be required to be closer than ten feet (10') to a residential structure.
    - b. Vertical access dedications are necessary to provide access from the public roadway to the shoreline. A corridor easement should be a minimum of fifteen feet (15') in width with slope easements plus the additional area necessary for the placements of improvements.
- (j) Design requirements:
- (1) All new development shall conform with coastal plan visual resource recommendations, applicable scenic view protection policies and policies related to landform and vegetation categories included in the Coastal Administrative

Manual, or subsequently approved area design guidelines.

- (2) Design review to be required in accordance with the procedures described on the review process final view rating maps on file in the permit and resource management department and incorporated by reference.
- (3) New extensions of utility distribution lines shall be undergrounded, except when such undergrounding would have a more significant environmental effect than an overhead line.